

THE CORPORATION OF THE DISTRICT OF BURNABY

29 April, 1966.

REPORT NO. 26, 1966.

His Worship, the Reeve,
and Members of the Council

Gentlemen:

Your Manager reports as follows:

1. Re: Street Lights - Royal Oak Avenue & Gilpin Street

The Municipal Engineer has provided the following information regarding a question by Councillor McLean concerning the street lighting on the Moscrop-Gilpin Diversion.

"The Municipal Clerk's memo of 16th March, 1966 refers to a question raised by Councillor McLean as to whether the positioning of the street light standards is such as to provide maximum illumination on the subject street; i.e. the Moscrop-Gilpin Diversion.

The Standards are being placed on the customary offset from future curb line; i.e. approximately 18 inches. The future road, in consultation with the Transportation Planner, has been set at a width of 44 feet curb to curb and it is no doubt the fact that the standards appear to be a fair distance removed from the present 20 foot strip pavement that has given rise to Councillor McLean's concern.

We wish to assure Councillor McLean that the illumination will be quite adequate for the roadway in question with the level of illumination set at the desired standard for a collector street of this nature. The lighting pattern, level of illumination, and offset of standard from roadway will be very much similar to that now existing on Kensington Avenue from the TCH Overpass to Laurel Street."

2. Re: Business Tax Collections

While dealing with an item on the Manager's Report on 21 March, 1966, Council asked for a report on the Corporation's procedures and timing of Business Tax Collections.

Council's concern was that Business Taxes should be complete at least by the year-end.

Council is quite right. There should be very little, if any, collectible Business Tax left on the roll by year-end. In extenuation, this was the first year of Business Tax and too much consideration was given in some cases.

In December, 48 accounts totalling some \$6,000.00 were turned over to the Solicitor for collection. Of these, 14 have been paid up or written off as uncollectible by early April and one party is making monthly payments on account. The remainder are in various stages of handling by the Legal Department.

Collection will be more rigidly enforced in 1966.

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3. Re: Proposed Watermain
C.N.R. property between Meadow Avenue and Wiggins Street

In January 1965 a Report was made to Policy/Planning Committee on this subject.

The Report recommended that a watermain proposed to strengthen the water supply to Sidney Roofing be constructed on Wiggins Street from Byrne Road to Marshland Avenue as an alternative to the originally proposed routing along the C.N.R. tracks. The C.N.R. alignment had been selected as the main in this location would also have been beneficial to Timber Preservers.

It was pointed out in the Report that the recommendation had two disadvantages:

1. It would cost approximately \$3,000.00 more.
2. Timber Preservers could only be reinforced by them connecting to an existing alternate source by extending their internal system to connect with Wiggins Street.

The advantages listed were:

1. The main would be on public right-of-way;
2. The Wiggins Street alignment would service more property for future development. When such development does occur, the C.N.R. alignment would necessitate a Wiggins main which, to a great extent, would be a duplication;
3. The Byrne Road supply would be improved and the supply to the eastern end of the Big Bend area enhanced;
4. Sidney Roofing would still be reinforced but not quite as completely.

Your Manager was directed to continue negotiations with C.N.R. and Timber Preservers to see if the problems which had led to the above recommendation could be resolved.

From January 1965, negotiations with Timber Preservers and C.N.R. have been conducted. The situation became further complicated by B. C. Hydro placing a gas main on the same proposed easement so the negotiations became three party.

By letter from the C.N.R. dated 28 March 1966, it becomes again obvious to your Municipal Manager that there is little or no opportunity to obtain a right-of-way for this proposed main on C.N.R. property which will give the Water Utility the protection it needs for a main costing \$45,000.00.

It is again recommended that the main be constructed on a public right-of-way, namely, Wiggins Street from Byrne Road to Marshland Avenue.

The estimated cost of construction on this alignment is \$48,000.00.

4. Re: Acquisition of Easement - D.L. 85

An easement is required for storm sewer purposes as follows:

Owner - McGowan Investments Ltd.,

7720 Gray Avenue, Burnaby 1, B. C.

Property - The Easterly 10' of Lot 4, measured at right angles to the Easterly boundary thereof and adjoining Lot 5, save and except that portion shown outlined in red on Right-of-way Plan 29181, D.L. 85, Group 1, Plan 16697, N.W.D.

Location of Easement - Lot East of 5389 E. Grandview Douglas Highway, Burnaby 2, B. C.

Consideration - \$1.00 plus restoration of the easement area.

It is recommended that authority be granted to acquire the above easement and that the Reeve and Clerk be authorized to execute the easement documents on behalf of the Corporation.

5. Re: McGill Park

The Corporation owns the property located at 4221 Trinity Street which forms part of the McGill Park area.

The Parks and Recreation Commission recommends that the old dwelling located on the property be demolished.

6. Re: 8" Water Main - Beresford Street and Antrim Avenue

The Corporation requires permission from the B.C. Hydro Authority to construct an 8" water main under the spur track at Beresford Street and Antrim Avenue.

The Authority has granted permission.

It is recommended that the Reeve and Clerk be authorized to sign the permit on behalf of the Corporation.

7. Re: Land Sales

The Corporation owns Lots 7 and 8, S.D. 16, R.S.D. 17-19, Block 2, D.L. 25W, Group 1, Plan 4542. Lot 7 (52.6' x 86.8') is located at the rear of 8260-16th Avenue, and Lot 8 (53.2 x 87.3') is located at the rear of 8246-16th Avenue. The only access to the lots is from the lane between 15th and 16th Avenues.

The owners of the properties located at 8246 and 8260 - 16th Avenue, request permission to purchase the lots at the rear of their properties as referred to above.

The market value of two lots, reflected by the 1966 Assessment is \$2,590.00.

It is recommended that Lots 7 and 8, S.D. 16, R.S.D. 17-19, Block 2, D.L. 25W, Group 1, Plan 4542 be placed in a sale position subject to the following conditions:

- (a) That Lot 7 be consolidated with Lot 3, S.D. 16, R.S.D. 17-19, Block 2, D.L. 25W, Group 1, Plan 4542 (8260-16th Avenue);
- (b) That Lot 8 be consolidated with Lot 2, S.D. 16, R.S.D. 17-19, Block 2, D.L. 25W, Group 1, Plan 4542 (8246-16th Avenue);
- (c) That the minimum price for each Lot is \$950.00.

8. Re: Grant Street -
East of Boundary Road

There is a short section of Grant Street extending 154' easterly from Boundary Road.

By agreement with Kenworth and approval of Council, the road is scheduled for construction and paving.

A complication has arisen in that B. C. Tractor Roller Rebuilders Ltd. are encroaching on the road allowance. There are unconfirmed claims that approval was given by the Corporation years ago to make use of the allowance.

The Solicitor for B. C. Tractor Roller Rebuilders Ltd. has written asking for a 90-day period for removal from the road allowance. The firm is moving to North Vancouver.

It is regrettable, because of the delay in construction, but having regard to the circumstances the request appears reasonable and it is recommended that B. C. Tractor Roller Rebuilders Ltd. be granted 90 days from 1st May 1966 to remove their equipment, buildings/ from the road allowance at their own expense. and concrete slab

9. Re: Estimates

Submitted herewith for your approval is the Municipal Engineer's report covering Special Estimates of Work in the total amount of \$42,487.00.

It is recommended that the estimates be approved as amended.

10. Re: Expenditures

Submitted herewith for your approval is the Municipal Treasurer's report covering Expenditures for the 4-week period ended 17 April, 1966 in the total amount of \$1,519,331.

It is recommended that the expenditures be approved as submitted.

11. Submitted herewith for your information is the report of the Chief Building Inspector covering the operations of his Department for the period from March 28th to April 22nd, 1966.

12. Submitted herewith for your information is the report of the Medical Health Officer covering the activities of his Department for the month of March, 1966.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB:gr

13. Re: Acquisition of Easements - Sanitary Sewer Projects

Easements are required in connection with the undernoted Sanitary Sewer Projects as follows:

(i) Sixth Street Sanitary Sewer Area #18

Owner - Neval John Currie and Lavina Ann Currie,
7996 - 18th Avenue, Burnaby 3, B. C.
Property - Southeasterly 10' of Lots 9 & 10, Block "B", D.L. 28, Group 1,
Plan 1078, N.W.D.
Location of Easement - 7996 - 18th Avenue, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(ii) South Slope V Sanitary Sewer Area #6

(a) Owner - Stephen William Zomar and Gertrude Zomar,
7416 Britton Street, Burnaby 3, B. C.
Property - The Southeasterly 10' being measured at right angles to
the Southeast boundary, of Parcel "A" (Reference Plan 7090)
of Lot 2, Block 53, D.L. 30, Group 1, Plan 3036, N.W.D.
Location of Easement - 7416 Britton Street, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(b) Owner - The Veterans' Land Act
(Soter Klimko, Veteran, 7325 - 14th Avenue, Burnaby 3, B. C.)
Property - Portion of Lot 30, as shown outlined in red on Plan filed
in L.R.O., Block 2, D.L. 29, Group 1, Plan 3035, N.W.D.,
Except Parcel "A" (Explanatory Plan 24960) thereof.
Location of Easement - 7325 - 14th Avenue, Burnaby 3, B. C.
Consideration - \$1.00 plus restoration of the easement area.

(iii) Buckingham-Sperling Sanitary Sewer Area #8

Owner - Claude Byron Fraser and Ellen Jessie Fraser,
5487 Buckingham Avenue, Burnaby 2, B. C.
Property - Portion of Lot "D" as shown outlined in red on Plan filed in
L.R.O., Block 6, D.L. 85, Group 1, Plan 13488, N.W.D.
Location of Easement - 5487 Buckingham Avenue, Burnaby 2, B. C.
Consideration - \$1.00 plus restoration of the easement area.

It is recommended that authority be granted to acquire the above easements and that the Reeve and Clerk be authorized to execute the easement documents on behalf of the Corporation.

14. Re: Outdoor Garden Shops in C3 Zones

A request of Mr. Peter Wong to lease a Corporation lot, immediately to the East of 3807 East Hastings Street, to operate an outdoor garden shop could not be considered due to the fact that the proposed use does not conform to the Zoning By-law.

In view of the seasonal and temporary nature of the proposed use, there would appear to be no objection to broadening the By-law regulations to allow for the following use in C1, C2 and C3 Districts.

" Outdoor garden shops for the display and retail sale of bedding plants, flowers and nursery stock on a seasonal basis (excluding commercial nurseries and greenhouses)."

It is recommended that a by-law be prepared, covering the above provision, for the consideration of Council.

15. Re: Letter from Mr. L. Ramsey, 3567 Brighton Avenue

Immediately following receipt of Mr. Ramsey's letter dated April 18th 1966, an investigation was carried out to determine the dust conditions on Brighton Avenue.

Brighton Avenue is a gravel road from Government Road to the Lougheed Highway. It was scheduled for paving to a 44' pavement with curbs in Stage 3 of the Local Improvement programme.

The road has now been oiled.

In answer to Mr. Ramsey's request for legislation to prohibit truck traffic on the above section of Brighton Avenue, it should be pointed out that it is planned as a truck route in the new proposed truck routing by-law.

16. Re: Lease of Municipally-owned Property

J. H. Maddeaux, Verne Cody and Leonard White on behalf of The Willows Golf Course and Driving Range, Marine Drive, Burnaby, have made an offer to lease municipal property adjoining their holdings as follows:

"Further to our meeting of the 15th instant with your Planning Board and Parks Board heads, we feel at this time that we are prepared to make an offer regarding the following Burnaby owned properties:

Legal description:

Northerly 292 feet of the Northwest Part of Block 9,
D.L. 162, Group 1, Plan 450 and Lots 1 & 2 of
Block 9, D.L. 162, Group 1, Plan 977, N.W.D.

We understand from Burnaby by-laws that the lease amount could be the price of the taxes.

We are establishing a golf course for which the plans of the first nine holes have been presented to your department heads.

It is essential to our plan that we obtain this 300' strip of land in order to produce full length fairways.

Should our request be received favourably we are prepared to improve and maintain this land to allow for an opening date in early June of 1966.

At a later date of this year we will make application for the remaining parcels of land in order to expand to a full 18 hole golf course."

The area of the land subject to the request is approximately 4 acres. The Land Agent proposes a lease rental of \$98.00 per acre plus taxes of approximately \$42.00 per acre per year. This would represent total lease value of \$140.00 per year or \$560.00 per annum for the four acres including taxes.

The Parks and Recreation Superintendent has been questioned and he has expressed the personal opinion that such a course as proposed would be a useful addition to the recreation facilities in Burnaby.

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(Item #16 - Re: Lease of Municipally-owned Property cont.)

Planning advise that the Municipal property is zoned M3 and golf courses are not a permitted use under this zoning. The enquiry has actually revealed a weakness in the present Zoning By-law #4742 inasmuch as there is no provision in the by-law for private golf courses in Burnaby. Public golf courses are permitted in P3 zoning.

Respectfully submitted,



H. W. Balfour
MUNICIPAL MANAGER

HWB:gr